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## **Planning and Zoning Commission Agenda**

January 17, 2017  
5:30 p.m.  
300 W. Cotton St.  
City Hall Council Chambers

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of December 20, 2016 P&Z Minutes**
- V. Regular Agenda**
  - A. CONSIDER application #P16-16 Gable Crest Subdivision filed by JP SA Properties, LLC to plat approximately 9.278 acres of AB 186 D Sanchez Survey Tract 51 Section 7 into 26 residential lots located on the south side of Spring Hill Road and east of Gilmer Road.
  - B. A PUBLIC HEARING will be held to consider application #Z16-04 filed by Nishil & Dilip Patel requesting a rezone from Agriculture (A) to General Retail (GR) for approximately 11.75 acres of the AB 262 A Jordan Survey Tract 22 Section 2 located on the south side of E Loop 281 and west of Alpine Road.
  - C. A PUBLIC HEARING will be held to consider application #PD17-01 filed by Premiere Management, LLC requesting to amend PD15-06 to revise the site plan to allow for a drive-thru window and adjustments to building sizes located on the south side of East Loop 281 and north of Skyline Drive (Lot 3, Block 2 of the Capital Plaza Center Subdivision).
- VI. Staff Update**
  - A. Provide update of City Council action on previous zoning items.
- VII. Citizen Comment**

## **VIII. Adjourn**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Planning and Zoning Division at 903-237-1072 at least two days before this meeting so that appropriate arrangements can be made.

"Any final action, decision or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government code, chapter 551. The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, section 551.001, et seq. (the Texas open meetings act) on any item on its open meeting agenda in accordance with the Texas open meetings act, including, without limitation sections 551.071-551.086 of the Texas open meetings act.

The Planning and Zoning Commission reserves the rights to consider use classifications for the property that are less intense than the use requested by the applicant.